058.0	0007	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,500 / 640,500
					USE VALUE:	640,500 / 640,500
					ASSESSED:	640,500 / 640,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HENRY CASSIS		
Owner 2:			
Owner 3:			
Street 1:	18 LOCKE STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02476	Type:	

PREVIOUS OWNER

Owner 1:	MACALUSO ANTHONY & -
Owner 2:	KELLY KATHERINE A -
Street 1:	18 LOCKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,691 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1921, having primarily Wood Shingle Exterior and 1523 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5691.000	227,000		413,500	640,500
Total Card	0.131	227,000		413,500	640,500
Total Parcel	0.131	227,000		413,500	640,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 420.55 | /Parcel: 420.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 38658

GIS Ref

GIS Ref

Insp Date 12/02/17

!4984!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,000	0	5,691.	413,500	640,500	640,500	Year End Roll	12/18/2019
2019	101	FV	219,000	0	5,691.	413,500	632,500	632,500	Year End Roll	1/3/2019
2018	101	FV	219,000	0	5,691.	277,600	496,600	496,600	Year End Roll	12/20/2017
2017	101	FV	219,000	0	5,691.	265,800	484,800	484,800	Year End Roll	1/3/2017
2016	101	FV	219,000	0	5,691.	242,200	461,200	461,200	Year End	1/4/2016
2015	101	FV	193,600	0	5,691.	194,900	388,500	388,500	Year End Roll	12/11/2014
2014	101	FV	183,900	0	5,691.	174,300	358,200	358,200	Year End Roll	12/16/2013
2013	101	FV	183,900	0	5,691.	165,400	349,300	349,300		12/13/2012

PRINT

Date	Time
12/10/20	19:56:26

LAST REV

Date	Time
10/18/18	17:36:58

apro

4984

USER DEFINED

Prior Id # 1:	38658
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACALUSO ANTHON	6649-24		1/8/2016		527,500	No	No		
BAILEY KELLY L,	62376-334		8/1/2013		465,000	No	No		
DOODY EILEEN F	31003-101		12/28/1999		240,000	No	No		
CONNEELY MARTIN	28697-180		6/12/1998		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2016	1378	Wood Dec	15,900	C				
10/23/2013	1576	Re-Roof	9,350	C				
3/13/2013	336	Renovate	1,000	C				
12/4/2007	1117	New Wind	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
1/28/2014	Info Fm Prmt	EMK	Ellen K
5/29/2013	Info Fm Prmt	EMK	Ellen K
2/17/2009	Meas/Inspect	189	PATRIOT
6/19/2000	MLS		
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5691		Sq. Ft.	Site		0	70.	1.04	11									413,512						413,500	

Total AC/HA: 0.13065 | Total SF/SM: 5691 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 413,512 | Spl Credit | Total: 413,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1A - 1 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	50	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	90.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	122.715
Other Features:	83035
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278926
Depreciation:	51880
Depreciated Total:	227046

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

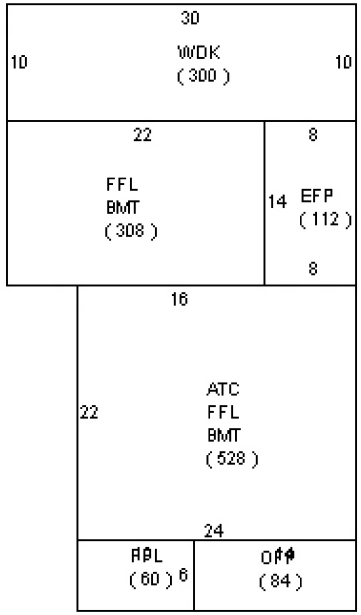
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	122.72
Special Features:	0	Val/Su Net:	94.07
Final Total:	227000	Val/Su SzAd	210.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	896	122.710	109,953
BMT	Basement	836	69.950	58,476
WDK	Deck	300	9.430	2,828
ATC	Attic	185	85.160	15,738
EFP	Enclos Porch	112	52.050	5,829
OFP	Open Porch	84	36.500	3,066

Net Sketched Area:	2,413			Total:	195,890
Size Ad	1080.8	Gross Are	2756	FinArea	1523

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	90	G	
BMT	100	GFB	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	